



20 Hall Close

Farncombe Surrey GU7 3PW

Asking Price: £450,000 Freehold

01483 419300
www.emeryorchard.co.uk
FOR SALE



- No Onward Chain
- Adaptable & Spacious Accommodation
- Fabulous Views from 1st & 2nd Floor
- Living Room
- Family/Dining Room
- Kitchen/Breakfast Room
- Dining Room/Forth Bedroom
- Four Bedrooms & Two Bathrooms
- Gas Heating & Double Glazed Windows
- Private Courtyard Garden and Off Road Parking



A bright, spacious and adaptable three/four bedroom end of terrace three storey town house with lovely far reaching views located in a small cul de sac within easy reach of the village centre and main line station serving London Waterloo in 45 minutes.









Main Line Station – 0.5 miles (Waterloo approx. 45 mins)

Farncombe Centre – 0.4 mile Godalming – 1.5 mile

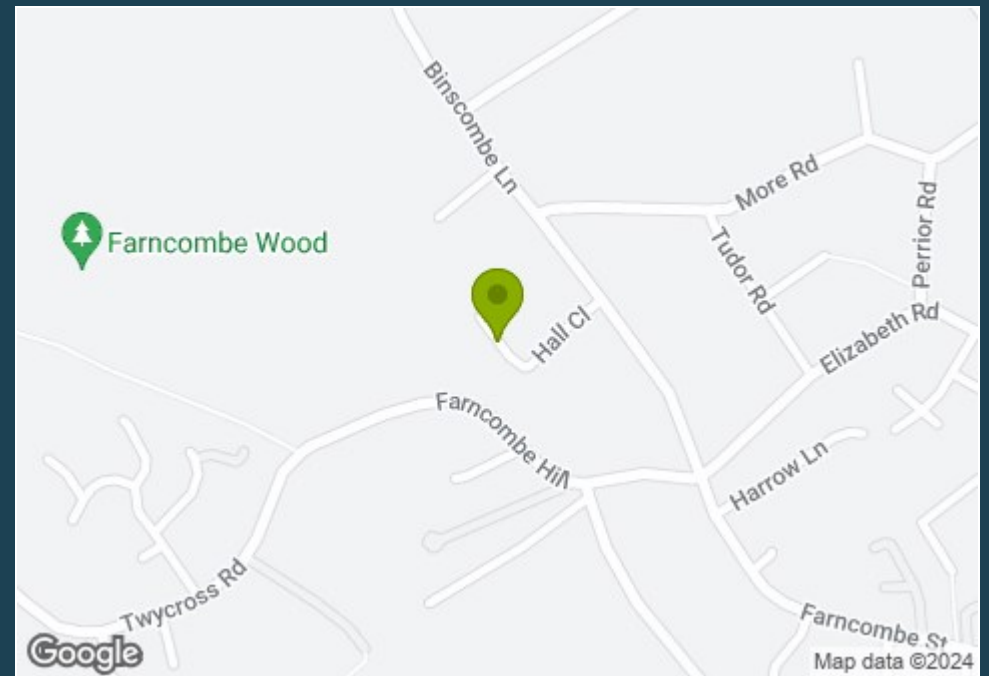
Infant School – 0.4 mile Junior School – 0.8 mile

Secondary School – 1 mile

A3 – 2.4 miles M25 – 13.4 miles

Council Tax Band - D Payable - £2,295.67 (2023/24)

Energy Efficiency Rating D.



Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the first exit left into Chalk Road and then take the second turning on your right into Nightingale Road. Continue to the end of Nightingale Road and at the T junction turn left into Farncombe Street.

Continue along Farncombe Street, which leads into Binscombe Lane and Hall Close will be found on the left hand side.

Hall Close



Approximate Gross Internal Area
Ground Floor = 37.2 sq m / 400 sq ft
First Floor = 39.6 sq m / 426 sq ft
Second Floor = 39.6 sq m / 426 sq ft
Total = 116.4 sq m / 1252 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

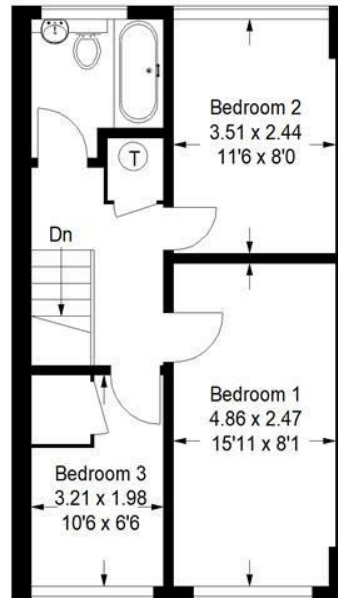


**Emery &
Orchard**
ESTATE AGENTS

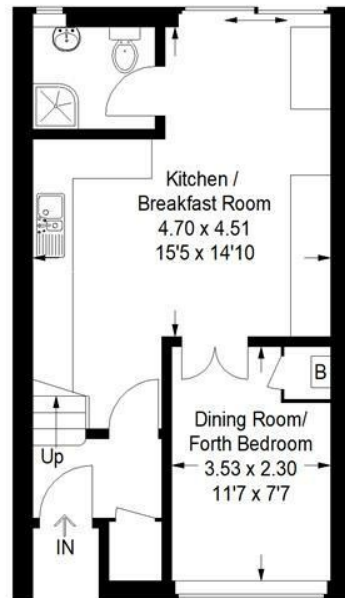
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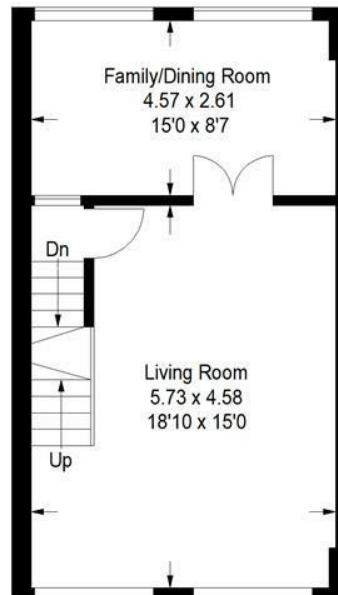
email: office@emery-orchard.co.uk



Second Floor



Ground Floor



First Floor

Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.